

ORDINANCE NO. \_\_\_\_ OF 2015

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF BERT KOUNS INDUSTRIAL LOOP, 1580 FEET EAST OF KINGSTON ROAD, SHREVEPORT, CADDO PARISH, LA, FROM B-2-E, NEIGHBORHOOD BUSINESS/EXTENDED USE DISTRICT TO B-3, COMMUNITY BUSINESS DISTRICT WITH SITE PLAN APPROVAL, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the south side of Bert Kouns Industrial Loop, 1580 feet east of Kingston Road, Shreveport, Caddo Parish, LA, legally described below, be and the same is hereby changed from B-2-E, Neighborhood Business/Extended Use District to B-3, Community Business District with site plan approval:

A parcel of land in the SE/4 of the SW/4 of Sec 2, T16N, R14W, Shreveport, Caddo Parish, LA, more fully described as: Beginning at the SE corner of Lot 16, South Forest Subdivision Unit 2, run thence N1°4'44"E along the east line of said Lot 16 & also to the part along the east line of Blom Commercial Subdivision, Unit 3 for 983.78 feet to a point on the south line of Industrial Loop Expressway; run then in an E'ly direction & along the south line of Industrial Loop Expressway 435.29 feet; run thence S1°4'44"W 839.26 feet to a point on the north line of Melba Dr as dedicated; run thence S89°57'51"W along Melba 410.33 feet to the POB, containing 8.664 acres M/L. Less & except Lot s 1,2,3,4,5,6, & 7 of South Forest Subdivision Unit 3, Shreveport, Caddo Parish, LA.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

- 1. A revised site plan shall be submitted at the MPC's March 4, 2015 public meeting which addresses all of the outstanding issues outlined in the staff report.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
STAFF REPORT – FEBRUARY 4, 2015**

Agenda Item No. 18

sri

**CASE NO. C-11-15: ZONING REQUEST WITH REVISED SITE PLAN**

District E/Flurry

**Applicant & Owner:** TACTICAL PROPERTIES L.L.C.

10/Cox

**Location:** 700 Block of Bert Kouns Industrial Loop (South side of Bert Kouns Industrial Loop 1,580' east of Kingston Road.)

**Existing Zoning:** B-2-E

**Request:** B-2-E to B-3 With Revised Site Plan Approval

**Proposed Use:** Retail, Office Showroom & Warehouse

**GENERAL INFORMATION:**

- This property was the subject of a previous zoning case C-66-97 in order to rezone the property from R-3 to B-2-E Neighborhood Business Extended Use District limited to building supply warehouse only. The original request was to rezone the property to B-3 with the alternative to zone to B-2-E. The MPC chose the lessor intense district in lieu of recommending the B-3 zoning. The site was not developed and currently remains vacant.
- Although the development pattern has changed somewhat significantly along Bert Kouns through the years, the development pattern to the south of the property has not changed. Therefore, it is imperative that the impact on the existing residential zoning district be taken into consideration.
- In reviewing the original case, the site plan accompanying the recommendation was not drawn to scale therefore it cannot be determined that the site could adequately support the more intense B-3 uses. To that end, a thorough analysis of the revised site plan is necessary to insure that all issues are addressed prior to development.
- A revised site plan was submitted with the current application, however a number of issues still remain unresolved as of the date of this report and are outlined in the section below.

**SITE PLAN CONSIDERATIONS:**

- The site is comprised of four parcels of land totaling 8.66 acres. The first phase of development located at the NW corner of the site consists of 1.05 acres containing a proposed 9,600 square foot facility.
- The site plan indicates a conceptual future development plan for the remaining tracts of land that was developed primarily for the purposes of analyzing potential traffic impact to the state highway.
- Bert Kouns Industrial Loop is a state highway which requires the issuance of a driveway permit from LA DOTD. This section of the roadway is separated by a raised median with no median cuts currently in place. LA DOTD has conceptually approved the driveway location and configuration for right in/right out access only.
- The subsequent development phases are indicated as follows:
  - Phase 2 – Containing 0.93 acres
  - Phase 3 - Containing 0.76 acres
  - Phase 4 – Containing 3.01 acres
  - Buffer Zone – Containing 1.77 acres
- The Buffer Zone indicated on the site plan is an attempt by the applicant to lessen potential impacts on the neighboring residentially zoned property to the south. Although this parcel is requested to be rezoned, this parcel would remain undeveloped until such a time that a definitive site plan is developed for the Phase 4. This part of the project will need to be designed to be compatible with the nearby residential neighborhood.
- The revised site plan for Phase 1 indicates a total of 31 parking spaces. 48 parking spaces are required by ordinance.
- The driveway leading to Phase 4 terminates into the detention pond. Either the drive would need to be adjusted or the detention pond be relocated.
- There is a dumpster location indicated on the site plan. However, there is no indication of solid screen fencing around the dumpster.
- Exterior elevations of the proposed structure were not provided. Staff would need to review the elevations to ensure compliance with building height regulations and to determine if the planned improvements are compatible with the surrounding development.
- The City Engineers office has indicated that the site is contained within the flood plain. There is no indication of such on the site plan submitted. All new structures are required to be constructed at least one foot above the base flood elevation.
- Landscaping plans have not been provided with this submittal.
- Primarily due to the parking issue, the revised site plan should be deferred until the March meeting. Since the rezoning requires two readings by City Council, the final zoning decision would not occur before mid-March.

**MASTER PLAN CONSIDERATIONS:**

The future land use designation for this site is General Commercial.

**STAFF RECOMMENDATIONS:**

Staff only recommends approval of the zoning request for B-3 zoning. Staff also recommends the submitted revised site plan be deferred and continued to the March MPC meeting in order to address all of the outstanding issues outlined in this report.

**PUBLIC'S ASSESSMENT**

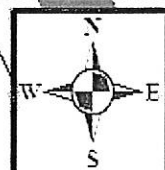
One person spoke in opposition.

**BOARD'S DECISION**

The Board voted 9-0 to recommend approval of the request for B-3 zoning, and to defer and continue the revised site plan submitted to the March 4, 2015 meeting to allow the applicant to address all of the outstanding issues outlined in this report.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-11-15



SCALE: 1" = 200'

R-1D

300' NOTIFICATION AREA

BERT KOUNS INDUSTRIAL  
BERT KOUNS INDUSTRIAL

B-2-E

B-2

B-2-E  
to B-3

R-1D

R-1D

R-1D

MELBA

BELDEN

PINE GROVE

KILDARE PARK

REVISIONS	BY

PROPOSED SITE PLAN  
BERT KOUNS COMMERCIAL SITE  
Shreveport, Louisiana

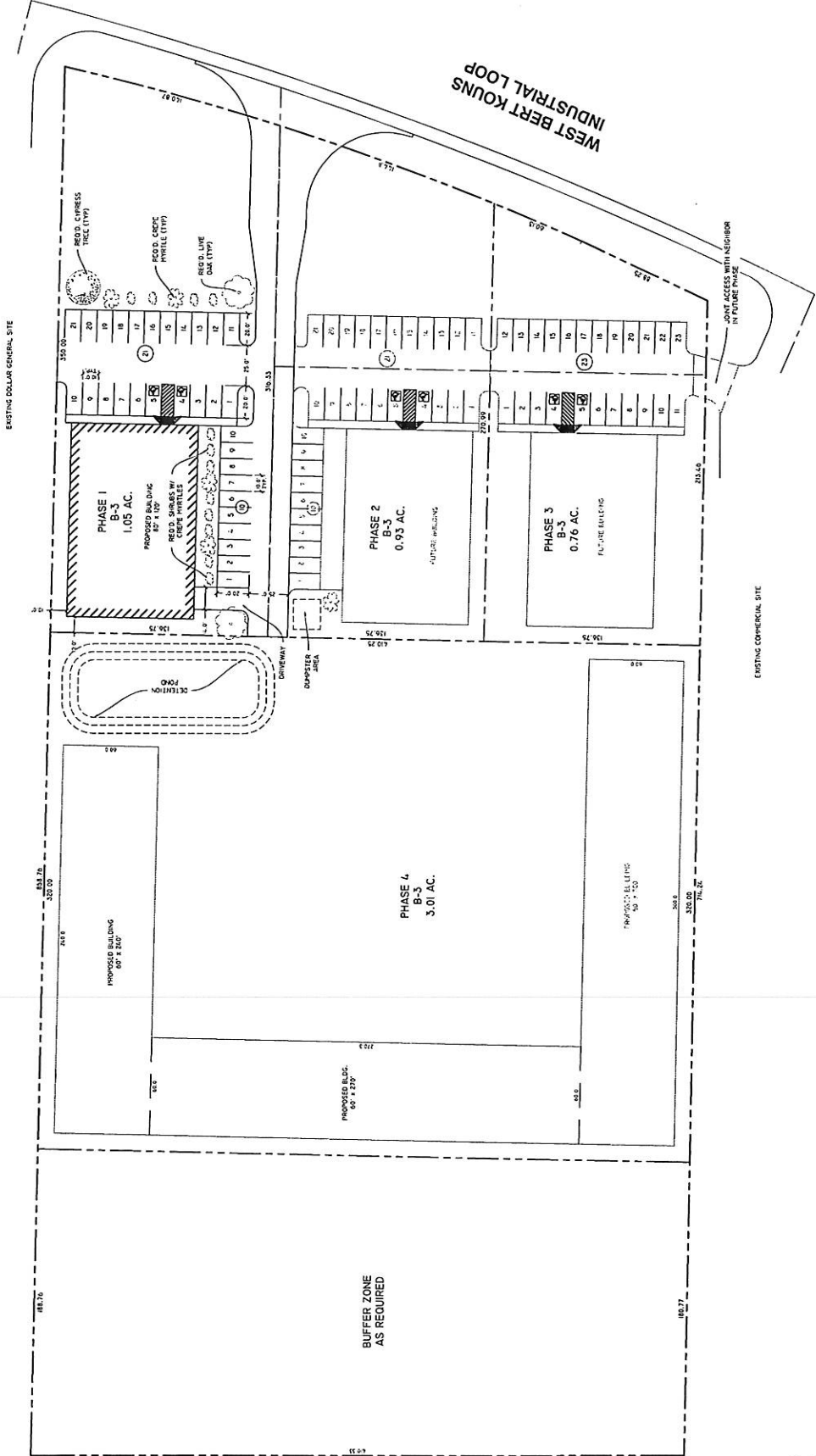


Civil & Structural  
Engineering,  
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& Consulting  
4913 Shed Road  
Bossier City, LA 71111  
Phone 318-753-8823  
Fax 318-753-9075  
www.raleyandassociates.com

DATE: 10/20/15  
SCALE: 1" = 60'  
DRAWN: NDV  
CHECKED: RE  
JOB: 14354  
SHEET: 1  
OF - SHEET



B-3 USE REQUIRED SETBACKS  
30' FRONT YARD  
0' SIDE YARD  
25' REAR YARD



Received: 1-29-15 @ 8:47 Am

C-1115

## ORDINANCE NO. 168 OF 1997

BY: COUNCILMAN GREEN

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT, ZONING ORDINANCE, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH SIDE OF THE INDUSTRIAL LOOP, 1,500 FEET EAST OF KINGSTON ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-3, URBAN, MULTI-FAMILY RESIDENCE DISTRICT TO B-2-E, NEIGHBORHOOD BUSINESS/EXTENDED USE DISTRICT *LIMITED TO "A BUILDING SUPPLY/WAREHOUSE FACILITY" ONLY*, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of 7.42 acres, M/L, that part of the west 410 feet of the SE/4 of the SW/4 of Section 2 (16-14) lying south of the Industrial Loop Expressway and 140 feet north of Melba Drive, Shreveport, Caddo Parish, Louisiana, be and the same is hereby changed from R-3, Urban, Multi-Family Residence District to B-2-E, Neighborhood Business/Extended Use District *limited to "a building supply/warehouse facility" only.*

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. Development to be in substantial accord with site plan submitted with any significant changes requiring further review and approval by the Planning Commission.
2. Waiver of solid wood screening fence requirement granted.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.




November 25, 1997

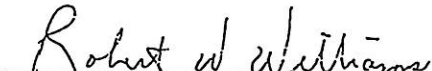
Read by title and as read motion by Councilman Green, seconded by Councilman Cooper for Introduction. Approved by the following vote: Ayes: Councilmen Cooper, Hightower, Serio, Spigener, Green, and Burrell. 6. Nays: None. Out of Chamber: Councilman Stewart. 1.

December 9, 1997

Having passed first reading on November 25, 1997, was read by title and on motion ordered passed to third reading. Read the third time in full and as read, motion by Councilman Serio, seconded by Councilman Spigener for adoption. Approved by the following vote: Ayes: Councilmen Cooper, Hightower, Spigener, Serio, Green, and Burrell. 6. Nays: None. Out of Chamber: Councilman Stewart. 1.

  
James Edward Green, Chairman

Approved:

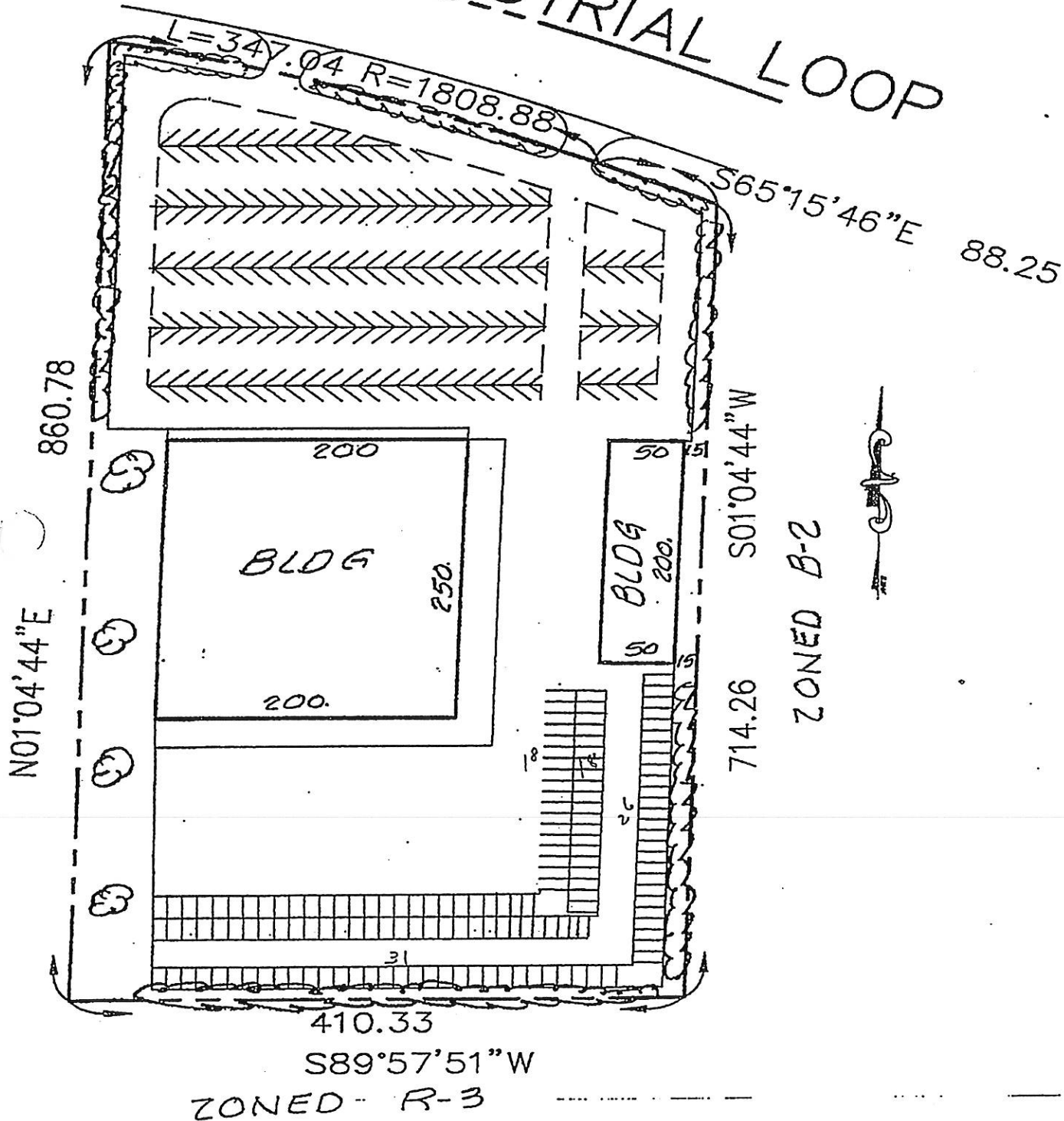
  
Robert W. Williams, Mayor

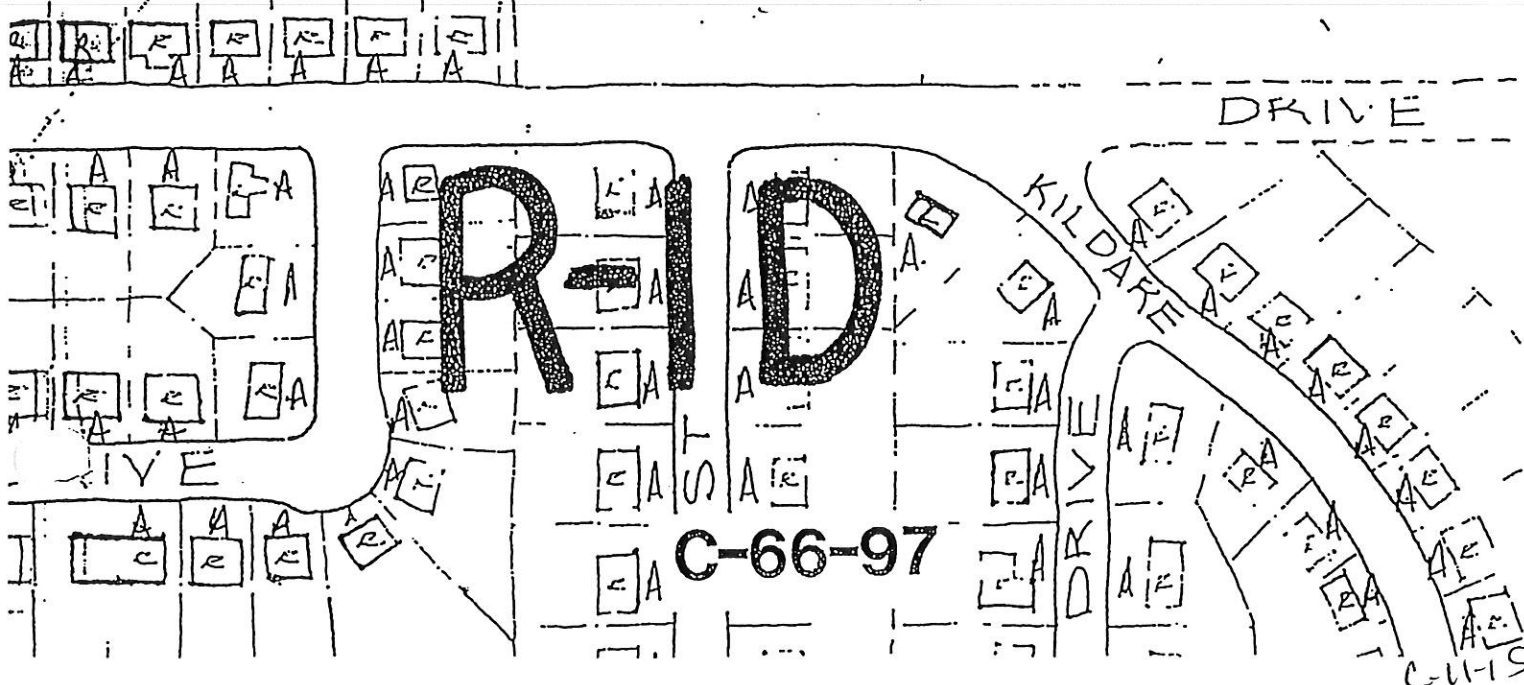
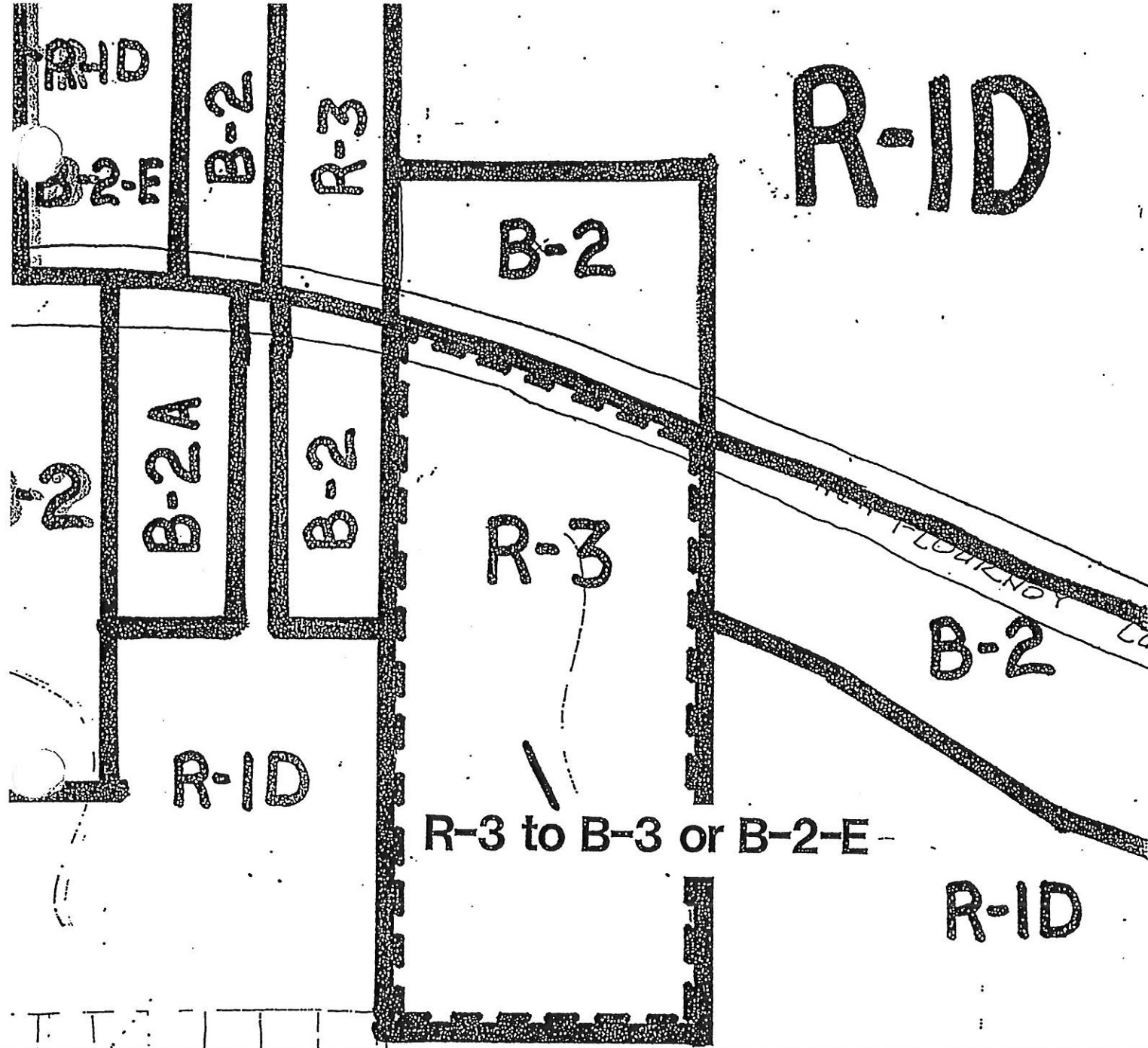
"Adopted by the City Council DEC 09 1997  
Approved by the Mayor DEC 12 1997  
And Effective on DEC 20 1997

at 12:01 O'clock A.M."

  
Arthur G. Thompson, Clerk of Council

# INDUSTRIAL LOOP







APPLICATION:

☒ CITY CASE

☐ PARISH CASE

APPLICANT'S NAME:

Tachae Properties LLC

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

9204 Linwood Ave, Suite 103

PHONE: 318 560-2400  
(between 8:00 & 5:00)

Shreveport, LA

ZIP CODE: 71106

FAX # 318 6887759

EXISTING ZONING:

R-2

PROPOSED ZONING:

B-3

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☒

SITE PLAN ☐

PBG APPROVAL ☐

PUD APPROVAL ☐

PROPOSED USE:

RETAIL/WHSE

EXISTING USE:

VACANT LAND

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED:

Lot 1 - 60,000 sq ft office/showroom/whse

REASON FOR APPLICATION (justification for zoning change):

To Develop

VACANT LAND

ADDRESS OF SITE:

720 Block - W Bert Korns

ASSESSOR'S ACCOUNT NUMBER:

161402-000-0105-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION:

7.42 ACS

THAT PART OF W 410 FT. OF SE 1/4 of  
SW 1/4 of Sec 2 (16-14) Lying S of Industrial Loop  
Expressway + N of South Forest Subd Unit #3 161402-0-105

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization or write "managing partner" by the signature

Richard C. Leannan

Name

9204 Linwood #103 Shreveport, LA

Address

Signature

Name

Address

Signature

Name

Address

Signature

C- 11 '15

STATEMENT OF INTENT  
GENERAL REZONING

APPLICANT'S NAME: Tactic Properties LLC

NATURE AND DESCRIPTION OF BUSINESS: Tactic Properties will build a 10,000 sq ft Retail/office building for Yerrwood's Uniforms & Tactic Supply -

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

☐ ERROR (there is a manifest error in the Zoning Ordinance)

☐ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

☒ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

☐ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 323215

SQUARE FEET OF STRUCTURE(S) 9600 ? ?

PARKING SPACES REQUIRED: \_\_\_\_\_ SPACES PROVIDED: \_\_\_\_\_

HOURS OF OPERATION (state proposed hours) 9-6pm

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? yes IF NOT - WHAT IS THE SOURCE OF WATER? \_\_\_\_\_

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? yes IF NOT - WHAT IS THE SOURCE OF SEWER? \_\_\_\_\_

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? \_\_\_\_\_  
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? no

C- 11 '15

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
FEBRUARY 4, 2015**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, February 4, 2015 at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

**Members Present**

Lea Desmarteau, Chair  
Alan Young, Vice Chair  
Ronnie Remedies, Secretary  
Dale Colvin  
Winzer Andrews  
Dr. Phillip Pennywell, Jr  
LeVette Fuller  
Bessie Smith  
Nancy Cooper

**Staff Present**

Mark Sweeney, Executive Director  
Sandi Austin, Administrative Assistant  
Diane Tullos, Office Administrator  
Reginald Mims, Senior Planner  
Alan Clarke, Zoning Administrator  
Stephen Jean, Deputy Director

**Members Absent**

None

**Others Present**

Kosha Gilbert, Assistant City Attorney

The hearing was opened with prayer by **MR. ANDREWS**.

The meeting was called to order & the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Anyone wishing to comment on any item on the agenda not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by **MR. YOUNG**, seconded by **MR. COLVIN** to approve the minutes of the January 7, 2015 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: None. Absent: None.

**CASE NO. C-13-15: ZONING REQUEST WITH REVISED SITE PLAN**

Steven Rigsby  
Same  
513 Mount Zion Rd (south side of Mount Zion Rd, 1225' west of Linwood Ave)  
B-2-E  
B-2-E to I-1 With Revised Site Plan Approval for ATV & UTV design, fabrication & repair

**Representative &/or support:**

Mr. Steven Rigsby (513 Mount Zion Road, Shreveport, LA 71106)

**Speaking in opposition:**

Mr. Grant Cherry (4545 Francais, Shreveport, LA 71129)

- Represented neighbors residing close to this site (The Kirkpatrick and Olin Families)
- While there is a mix of uses in this neighborhood, the neighbors feel that the request for Industrial zoning is far too intense to be compatible
- The 8' fence that was required by previous zoning is falling down

**Rebuttal** – was waived by the applicant.

A motion was made by **MR. ANDREWS**, seconded by **DR. PENNYWELL** to recommend approval of this application subject to submittal of a revised site plan showing hard surface parking on all 20 spaces, enclosed dumpster location, dimensioned building elevations for all structures, and auto-turn dimensions for the review and approval by the Executive Director.

**(Discussion)**

The applicant had stated that the required hard surfaced parking would delay his opening the new business because of the cost. Board members discussed the importance of being consistent and following our current ordinances. While we can appreciate the hardship imposed by some of the ordinance requirements, several of the Board members are small business owners also and have to meet those same requirements.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. **ANDREWS, COLVIN, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: **Mr. REMEDIES**. Absent: None.